Prince Edward Island
Housing Corporation

Annual Report

for the year ending March 31, 2003

Prince Edward Island
CANADA

Health and
Social Services

104-05457/

Prince Edward Island
Housing Corporation

Annual Report

for the year ending March 31, 2003

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Prince Edward Island
CANADA

MESSAGE FROM THE MINISTER

The Honourable J. Leonce Bernard
Lieutenant Governor of Prince Edward Island

May It Please Your Honour:

It is my privilege to present the Annual Report of the Prince Edward Island Housing Corporation for the fiscal year ended March 31, 2003.

Respectfully Submitted,

J. Chester Gillan
Minister Responsible for the
PEI Housing Corporation

DEPUTY MINISTER'S MESSAGE

The Honourable J. Chester Gillan
Minister Responsible for
The Prince Edward Island Housing Corporation
Charlottetown
Prince Edward Island

Honourable Minister:

I am pleased to submit the Annual Report of the Prince Edward Island Housing Corporation for the fiscal year ending March 31, 2003.

Respectfully submitted,

David B. Riley
Chief Executive Officer
PEI Housing Corporation

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OVERVIEW

The PEI Housing Corporation derives its authority from the *Housing Corporation Act of 1993*. The objective of the Housing Corporation is to provide Islanders of low and moderate incomes with access to safe, affordable, adequate housing.

The Housing Corporation shares its responsibility in the housing field with the Regional Health Authorities. The Corporation is responsible for provincial coordination of programs, policy, liaison with the Federal Government on housing issues, and for overseeing the administration of federal-provincial agreements. Health Authorities are responsible for the staffing and actual delivery of programs.

The Corporation works with many partners including the Canada Mortgage and Housing Corporation (CMHC), representing the Federal Government. CMHC provides cost-sharing of provincial programs involving 1,700 units and directly administers another 900 federally funded social housing units. Other partners of the P.E. I. Housing Corporation include the many community members who serve on the nine Family Housing Boards across the province, as well as Credit Unions which continue to work with the Corporation in the provision of funds under the Rural Mortgage Lending Program. Seniors and other client groups, municipal representatives, the construction industry, and tenants play an important partnership role in bringing affordable housing to Islanders.

Over the years numerous studies have shown a direct relationship between the health of a population and the availability of good housing. Since the 1960's, through its social housing program, the province has worked to ensure good housing to low and moderate income Islanders.

The Senior Citizens Housing Program and the Family Housing Program support the rental housing needs of seniors and families.

To meet the need for low income home owner renovations, the province and the federal government jointly fund the Residential Rehabilitation Assistance Program (RRAP). This program is administered by the Canada Mortgage and Housing Corporation. The objective of the program is to assist low and moderate income homeowners to maintain their residences in good condition and to continue to live independently in their own home.

YEAR IN REVIEW

The demand for Seniors Housing continues to be strong in urban and most rural areas. However, the active waiting list has shown a slow but steady decline. An average of 241 applicants were looking for seniors housing at any one time during the year. In some areas, facilities have been closed due to lack of tenancy (Kinkora, New London, and St Peters - building B). In the past year 173 new tenants were placed in Seniors Housing. This represented a 15.1% turn-over of tenants. During the year 2002-2003 expenditures on the Seniors Housing program totalled $4,305,200.

The demand for Family Housing continues to increase with lengthy waiting lists in most regions. Applications during the year totalled 340. There was a 15.3% turnover rate with 74 families placed. The active waiting list is 713 families. The development of family housing options in response to this need remains a priority in the provincial housing field. Provincial expenditures on the Family Housing Program were $1,884,600 during fiscal 2002-2003.

Activity under the Rural Mortgage Loan Program in 2002-2003 this year saw two mortgages approved. The amount of money loaned was $99,500. The average loan amounted to $49,750.

In 2002-2003 there were 23 applications approved under the Home Adaptations for Seniors Independence Program for a total of $55,642. This program assists low-income Canadians, aged 65 or older, whose difficulties in daily living can be addressed through adaptations to their homes.

The Shelter Enhancement Program provides assistance to repair existing and create new shelters and second stage housing for women, children and youth who are victims of family violence both on and off Indian Reserves. This year the Shelter Enhancement Program had 1 application approved for $26,620.

APERÇU

L'autorité de la Société d'habitation de l'Î.-P.-É. provient de la *Housing Corporation Act of 1993* (loi sur la société d'habitation de 1993). L'objectif de la Société d'habitation est de permettre aux Insulaires à faible ou à moyen revenu d'avoir accès à un logement sécuritaire, à prix raisonnable et convenable.

La Société d'habitation partage ses responsabilités dans le domaine de l'habitation avec les cinq régies régionales de la santé. Elle est responsable de la coordination provinciale des programmes, de la liaison avec le gouvernement fédéral en matière d'habitation et de la supervision de l'administration des ententes fédérales-provinciales. Les régies régionales sont responsables de la dotation et de la prestation actuelle des programmes.

La Société travaille avec de nombreux partenaires, notamment la Société canadienne d'hypothèques et de logement (SCHL), représentant le gouvernement fédéral. La SCHL voit au partage des coûts des programmes provinciaux portant sur 1 700 logements, et elle administre directement 900 autres logements sociaux financés par le fédéral. Au nombre des autres partenaires de la Société d'habitation de l'Î.-P.-É. se trouvent les nombreux membres de la communauté qui siègent aux neuf conseils d'habitation familiale de la province, ainsi que les caisses populaires qui continuent de travailler conjointement avec la Société à des projets de financement en vertu de la *Rural Mortgage Lending Program* (programme de prêts hypothécaires ruraux). Les aînés et d'autres groupes de clients, les représentants municipaux, l'industrie de la construction et les locataires jouent également un rôle de partenaire important dans le fait de fournir des logements à prix raisonnable aux Insulaires.

Au cours des années, de nombreuses études ont montré un lien direct entre la santé d'une population et la disponibilité d'un logement adéquat. Depuis les années 1960, par l'intermédiaire de son programme d'habitation, la province s'est efforcée de procurer de bons logements aux Insulaires à faible et à moyen revenu.

Le programme d'habitation des aînés et le programme d'habitation familiale viennent soutenir les besoins en logements locatifs des aînés et des familles.

Pour répondre aux besoins de rénovations des propriétaires à faible revenu, la province et le gouvernement fédéral financent conjointement le programme d'aide à la remise en état des logements (PAREL). Ce programme est administré par la Société canadienne d'hypothèques et de logement. L'objectif du programme est d'aider les propriétaires à vivre d'une manière autonome dans leur maison respective.

BILAN DE L'ANNÉE

La demande de logements destinés aux aînés est toujours forte dans les régions urbaines et dans la plupart des régions rurales. Toutefois, La liste d'attente active a montré un déclin lent mais soutenu. Une moyenne de 241 demandeurs cherchaient des logements pour les aînés en tout temps durant l'année. À certains endroits, les installations ont été fermées en raison du manque de location (Kinkora, New London, et St Peters - immeuble B). Au cours de la dernière année, 173 nouveaux locataires ont été placés dans des logements pour les aînés. Cela représente un taux de renouvellement de locataires de 15,1 pour cent. Durant l'année 2002-2003, les dépenses du programme d'habitation des aînés se sont chiffrées à 4,305,200 millions de dollars.

La demande de logements familiaux continue d'augmenter, et les listes d'attente de s'allonger, dans la plupart des régions. Durant l'année, on a atteint le nombre de 340 demandes. Il y a eu un ratio de rotation de 15,3% et 74 familles ont été placées. La liste d'attente active est de 713 familles. La création de nouveaux logements familiaux en réponse à ce besoin demeure l'objectif prioritaire dans le domaine de l'habitation provinciale. Les dépenses de la province rattachées au programme d'habitation familiale se sont élevées à 1,884,600 dollars durant l'exercice financier 2002-2003.

Les activités dans le cadre du programme de prêts hypothécaires ruraux en 2002-2003 ont vu cette année 2 hypothèques autorisées. Les sommes prêtées ont été de 99,500 $. Le prêt moyen s'établissait à 49,750 $.

En 2002-2003 il y a eu 23 demandes autorisées conformément aux adaptations de domicile du programme de recherche pour l'autonomie des aînés pour un total de $55,642. Ce programme vient en aide aux Canadiens à faible revenu, âgés de 65 ans ou plus, dont les difficultés de la vie quotidienne peuvent être aplanies par des adaptations à leurs domiciles.

Le programme d'amélioration des abris procure de l'aide pour réparer les abris existants et en créer de nouveaux et les maisons d'hébergement pour les femmes, les enfants et les jeunes qui sont victimes de violence familiale tant dans les réserves indiennes qu'à l'extérieur. Cette année le programme d'amélioration des abris a eu 1une demande autorisée de $26,620.

PROGRAM SERVICES

Senior Citizens Housing

The proportion of seniors in the population is expected to increase dramatically over the next twenty-five years. However, it is uncertain whether this population increase will translate into increased demand for subsidized seniors housing in this decade. Statistics Canada shows Island seniors are more financially secure than seniors in other provinces. Facilities are closed in Kinkora, New London, and St. Peters (Building B). Demand for seniors housing is steady. In the past year 173 tenants took up residence in Seniors housing. This represented a turnover rate of 15.1%. New applications numbered 246 and the waiting list averaged 241 persons at one time. The expenditure for operations and maintenance for seniors housing in 2002-2003 was $ 4,305,200.

Garden Suites

Garden suites are a form of seniors housing. These one-bedroom units are located on a host property, usually of a relative. When no longer required in one area, the garden suites can be readily moved to the next area. There are six garden suites in the Province's housing portfolio.

Helping Hands for Seniors

This is a summer program that combines employment for students, under the Jobs for Youth Program, with services to senior citizen homeowners. Under the program, students assist seniors with minor maintenance items such as painting, yard clean-up, etc. In 2002-2003, 11 students were employed and 91 senior citizen homeowner student assistance applications were approved.

Family Housing

The demand for family housing continued to be strong. New applications numbered 340 and the provincial active waiting list has 713 families. During the year 74 families were placed which represented a slight increase from the previous year. The average turnover rate for the Island was 15.3%. Of increasing concern is the consistently high ratio of families waiting for units versus the number of units available and the turnover rates in the Queens and East Prince Health Regions. The expenditure for operation and maintenance for family housing in 2002 -2003 was $1,884,600.

Rent Supplement Program

This program utilizes existing private market housing to provide accommodations for families selected from the family housing waiting lists. Rents are made affordable for the families via rent subsidies. There are 18 units under housing staff administration; 12 in Charlottetown and 6 in Summerside.

Social Housing

During the 1970's, 83 housing units were purchased, renovated, and made available to low and moderate income families on a rental or lease-purchase basis. Over the years many were sold to their occupants. Currently only 2 units remain under administration and the program is otherwise inactive.

Rural and Native Housing

This program provides rent-to-income housing for low and moderate income families. There are 9 units across the Province.

Rural Community Housing

Providing affordable rental housing in smaller centres, 11 units are administered by provincial housing staff.

Rural Mortgage Lending Support Program

This is a provincial home ownership initiative designed to improve the access to conventional mortgage financing of homeowners wishing to locate in smaller communities and rural areas. The Program also supports the rural community development efforts of the Province. In cooperation with the Prince Edward Island Credit Union League, the Housing Corporation provides long term loan funds to local Credit Unions. In turn, the Credit Unions use the funds to give rural homeowners conventional mortgages at fair market rates. Standard lending practices apply to the mortgage loans.

In 2002/03, $99,500 was provided to local Credit Unions, which financed 2 Mortgage approvals.

Federal Provincial Relations

2002-2003 saw work progress on the establishment of Federal, Provincial and Territorial agreements to increase the off-reserve Supply of Affordable Housing across Canada by establishing and implementing Affordable Housing Programs.

In November 2001, the province along with the other provinces and territories signed a framework agreement with the federal government. This agreement set out the general parameters for a Federal/Provincial/Territorial Affordable Housing Agreement. Under this general framework each province would then begin to negotiate a bi-lateral agreement with Canada which would reflect each jurisdictions particular needs.

Federal/Provincial/Territorial discussions on an Affordable Housing Agreement for P.E. I. are on-going with both Federal and Provincial governments working to meet the needs of Islanders. It is hoped an agreement will be finalized in the early summer of 2003.

Residential Rehabilitation Assistance Program (RRAP)

This is a Federal/Provincial cost shared (75/25) program directly administered by Canada Mortgage and Housing Corporation. In 2002-2003 the two levels of government contributed a combined $1,379,820 to RRAP, which has seven components for 147 loans /143 units/35 beds:

- Homeowner RRAP - Provides assistance to low income homeowners to bring their property up to minimum health and safety standards. (66 units - $685,716)

- RRAP For Disabled Persons - Provides assistance to households occupied by persons with disabilities who require special modifications to improve accessibility to their residence. (18 loans, - $249,962)

- Rooming House RRAP - funding provided to Harvest House for a shelter which provides a safe and welcoming place for males in transition who have experienced problems with: alcohol, drug addiction, homelessness, or are just getting out of prison. (1 loan/14 beds - $100,000)

- Emergency Repair Program (ERP) - Provides assistance to homeowners in rural and remote areas to undertake emergency repairs required for the continued safe occupancy of their residence. (37 units - $160,000)

- Home Adaptation For Seniors Independence (HASI) - Assists low-income Canadians, aged 65 or older, whose difficulties in daily living can be addressed through adaptations to their homes. (23 units - $55,642)

- Shelter Enhancement (SE) - provides assistance to repair existing and create new shelters and second stage housing for women, children and youth who are victims of family violence both on and off Indian Reserves. (1 loan/7 units - $44,500)

- RRAP Conversion - provides assistance to convert existing commercial or buildings not used for housing, into housing units. (1 loan - 84,000)

FINANCIAL STATEMENT

AUDITOR GENERAL

CHARLOTTETOWN

PRINCE EDWARD ISLAND

PRINCE EDWARD ISLAND

HOUSING CORPORATION

FINANCIAL STATEMENTS

MARCH 31, 2003

AUDITOR GENERAL

CHARLOTTETOWN
PRINCE EDWARD ISLAND

AUDITOR'S REPORT

Hon. Jamie W. Ballem
Minister of Health and Social Services
Province of Prince Edward Island

I have examined the balance sheet of the Prince Edward Island Housing Corporation as at March 31, 2003 and the statements of revenue and expenses, and cash flows for the year then ended. These financial statements are the responsibility of the Corporation's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with Canadian generally accepted auditing standards. Those standards require that I plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In my opinion, these financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 2003 and the results of its operations and its cash flows for the year then ended in accordance with the basis of accounting disclosed in Note 1 to the financial statements.

Colin Younker, CA
Auditor General

Charlottetown, Prince Edward Island
July 21, 2003

STATEMENT 1

PRINCE EDWARD ISLAND HOUSING CORPORATION

BALANCE SHEET

AS AT MARCH 31, 2003

	2003	2002
ASSETS		
Current assets		
Cash	$ 2,800	$ 15,800
Accounts receivable	237,500	187,500
	240,300	203,300
Notes receivable - note 2	8,809,800	10,172,100
Mortgages receivable	190,400	306,700
Investment in properties		
Agreements of sale - note 3	30,600	33,200
Land for resale or development - note 4	384,200	418,800
Federal-Provincial projects - note 5	6,079,700	6,129,800
Rental housing projects - note 6	42,926,500	44,088,500
	49,421,000	50,670,300
TOTAL ASSETS	$58,661,500	$61,352,400
LIABILITIES AND EQUITY		
Current liabilities		
Accounts payable and accruals - General	$ 1,660,200	$ 1,818,400
- Province of PEI	1,036,100	952,400
	2,696,300	2,770,800
Long-term liabilities		
CMHC - note 7	32,517,100	33,526,200
Province of PEI - note 8	18,422,000	20,010,000
	50,939,100	53,536,200
Reserves		
Co-operative and social housing - note 1(a)	4,200	6,200
Replacement reserve - note 1(a)	77,800	77,800
	82,000	84,000
Equity contributed by the Province of PEI - note 9	4,944,100	4,961,400
TOTAL LIABILITIES AND EQUITY	$58,661,500	$61,352,400

(The accompanying notes are an integral part of these financial statements.)

STATEMENT 2

PRINCE EDWARD ISLAND HOUSING CORPORATION

STATEMENT OF REVENUE AND EXPENSES

FOR THE YEAR ENDED MARCH 31, 2003

	2003	2002
Revenue		
Appropriations from the Province of PEI - note 10	$5,201,200	$5,364,000
Expenses		
Amortization	1,183,700	1,079,900
Interest	3,435,900	3,740,300
Property taxes	179,200	165,600
Grants issued	402,400	378,200
	5,201,200	5,364,000
Net result	$ -	$ -

(The accompanying notes are an integral part of these financial statements.)

PRINCE EDWARD ISLAND HOUSING CORPORATION

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2003

	2003	2002
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income	$ -	$ -
Amounts charged against income not requiring an outlay of cash:		
- Amortization of fixed assets	1,201,000	1,091,500
- Amortization charged to contributed surplus	(17,300)	(11,600)
- Donations of developed land	34,600	-
(Increase) decrease in accounts receivable	(50,000)	46,700
Decrease in provincial deposit receipts	-	85,400
Increase (decrease) in accounts payable	(74,500)	467,500
Decrease in reserve	(2,000)	(1,500)
	1,091,800	1,678,000
CASH FLOWS FROM INVESTING ACTIVITIES		
Decrease in notes receivable	1,362,300	574,000
Decrease in mortgages receivable	116,300	127,500
Decrease (increase) in agreements of sale	2,600	(400)
Proceeds from property transactions	11,100	2,200
	1,492,300	703,300
CASH FLOW FROM FINANCING ACTIVITIES		
Cash payments to reduce long-term debt obligations	(2,597,100)	(2,383,700)
Increase (decrease) in cash	(13,000)	(2,400)
Cash, beginning of year	15,800	18,200
Cash, end of year	$ 2,800	$ 15,800

(The accompanying notes are an integral part of these financial statements.)

PRINCE EDWARD ISLAND HOUSING CORPORATION

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2003

1. Significant Accounting Policies:

(a) Trust reserves are set aside for contingencies in co-operative and social housing.

Replacement reserves are in place on certain rental properties as required by agreements with CMHC.

(b) Amortization on rental properties is equal to the principal reduction in the corresponding long-term indebtedness.

(c) Federal-Provincial project costs are amortized over the life of the Federal-Provincial agreement. Accumulated amortization represents principal reductions to date on the original investment of the Province of PEI.

(d) Long-term liabilities include the current portions of the long-term debt.

2. Notes receivable are comprised of long-term loan funds provided by the Corporation for use by local credit unions in providing real property mortgages in rural areas. The loans are secured by an assignment of book debts and postponement agreements on the mortgage assets of the credit unions.

	2003	2002
Notes receivable	$8,649,800	$ 9,967,400
Accrued interest	160,000	204,700
	$8,809,800	$10,172,100

3. Investments in properties under agreements of sale are recorded at cost less tenants' equity.

	2003	2002
Cost	$ 441,400	$ 441,400
Tenants' equity	(410,800)	(408,200)
	$ 30,600	$ 33,200

4. Investment in land for resale or development consists of the following:

	2003	2002
Hillsborough Development		
Developed - at cost	$ 85,500	$120,100
Undeveloped - at 1986 appraised values	110,500	110,500
Other undeveloped land	188,200	188,200
	$384,200	$418,800

5. Investments in Federal-Provincial projects are recorded at the Housing Corporation's cost less accumulated amortization and consist of the following:

	2003	2002
Family Housing	$2,248,600	$2,248,600
Senior Citizens Housing	3,930,400	3,930,400
Rural and Native Housing	252,500	268,800
	6,431,500	6,447,800
Less: accumulated amortization	351,800	318,000
	$6,079,700	$6,129,800

6. Rental Housing properties are recorded at cost less accumulated amortization and consist of the following:

	2003	2002
Family Housing	$11,809,800	$11,809,800
Senior Citizens Housing	19,131,000	19,131,000
Homes for Special Care	21,371,300	21,371,300
Social Housing	17,900	17,900
	52,330,000	52,330,000
Less: accumulated amortization	9,403,500	8,241,500
	$42,926,500	$44,088,500

7. Loans payable to Canada Mortgage and Housing Corporation consist of the following:

	2003	2002
Mortgages payable	$28,428,900	$29,257,600
Debentures payable	4,002,800	4,105,200
Loans payable	85,400	163,400
	$32,517,100	$33,526,200

The above amounts include approximately 100 individual balances at varying interest rates and maturity dates.

8. Long-term liabilities to the Province of PEI are made up of approximately 60 loans having varying interest rates and maturity dates.

9. Equity Contributed by the Province of PEI

	2003	2002
Additions for the year - Manors	$ -	$ 4,100
Deductions for the year:		
Senior Citizens Housing	7,600	6,800
Family Housing	9,700	8,900
	17,300	15,700
Net deductions for the year	17,300	11,600
Balance, beginning of year	4,961,400	4,973,000
Balance, end of year	$4,944,100	$4,961,400

10. Provincial Appropriations

The appropriations from the Province of PEI represent amounts provided for program expenditures incurred directly by the Housing Corporation and do not relate to expenditures on activities administered by the Regional Health Authorities on the Corporation's behalf. Separate appropriations are provided for these Regional programs that are reported in their financial statements. The various revenues earned on Housing Corporation activities are reported in the Province's Public Accounts.

APPENDIX "A"

Program Activity and Information 2002-2003

Seniors Citizens Housing Units 2002-2003

There are 1,144* Senior Citizens Housing units located in thirty-eight communities across the province:

Abrams Village	5	Murray River	11
Alberton	16	New London	0
Bedeque	6	O'Leary	24
Belfast	6	Parkdale	40
Borden	22	Rollo Bay	14
Cardigan	4	Rustico North	6
Charlottetown	397	Rustico South	4
Cornwall	14	Sherwood	36
Crapaud	11	Souris	81
Georgetown	16	St. Charles	4
Hunter River	14	St. Louis	4
Kensington	50	St. Peters	4
Kinkora	0	Summerside	152
Miscouche	18	Tignish	14
Mont Carmel	6	Tracadie Cross	4
Montague	92	Tyne Valley	11
Morell	13	Vernon River	5
Mt. Stewart	6	Wellington	22
Murray Harbour	6	Wilmot	6
		Total	**1,144***

* *Does not include units closed or renovated.*
Does include six Garden Suites.

APPENDIX "A" (CONT'D)

Senior Citizens Housing Program 2002-2003

Region	Total # of Units	New Applications	# of Reassess-ments	# of Interview	# of Place-ments	Deletions from Waiting List	Waiting List Active	Inactive
West Prince	54	21	5	58	9	12	8	00
East Prince	299	72	12	72	39	9	31	00
Queens	538	101	6	107	93	38	182	00
Kings Southern	137	52	4	31	18	5	15	00
Kings Eastern	116	25	5	30	14	4	9	01
Total	**1,144***	**246**	**32**	**298**	**173**	**68**	**241**	**

** Does not include units closed or renovated. Does include six Garden Suites.*

*** Note: waiting lists have been reviewed and some regions have discontinued their inactive waiting lists.*

Helping Hands for Seniors 2002-2003

Region	# of Students	Applications Received	Applications Approved
West Prince	2	22	15
East Prince	2	24	20
Queens	4	39	33
Kings Southern	3	25	23
Kings Eastern	0	0	0
Total	**11**	**112**	**91**

APPENDIX "A" (CONT'D)

Family Housing Program 2002-2003

Region	# of Units	New Applications	Applications Reassessed	Applications Cancelled	Placements	Applications on File
West Prince	61	51	10	30	9	78
East Prince	106	70	12	8	11	99
Queens	190	155	45	5	27	461
Kings Southern	89	42	9	26	21	62
Kings Eastern	36	18	4	15	6	13
Total	**482***	**340**	**80**	**79**	**74**	**713**

** This includes 18 rent supplements, 12 in Charlottetown and 6 in Summerside as well as 4 converted units in Crapaud.*

Family Housing Boards and Number of Units Administered 2002-2003

Alberton	22	O'Leary	23
Charlottetown Area	184	Souris	36
Georgetown	27	Summerside	106
Montague	62	Tignish	16
Mt. Stewart	6	Total	**482**

APPENDIX "A" (CONT'D)

Social Housing 2002-2003

Region	Social Housing		Rural & Native Housing		Rural Community Housing	
	Lease/ Purchase	Rental	Mortgage	Rental	Lease/ Purchase	Rental
West Prince	-	-	-	1	-	2
East Prince	-	-	-	5	-	4
Queens	2	1	-	1	-	2
Southern Kings	-	-	-	1	-	2
Eastern Kings	-	-	-	1	-	1
Total	**2**	**1**	**-**	**9**	-	**11**

Note: The numbers in these programs decrease as mortgages are paid off.

Residential Rehabilitation Assistance Program 200-2003

	Home Owner	Disabled	Rooming House	RRAP	ERP	HASI	SE	Total
# of Loans	66	18	1	1	37	23	1	147
Average Loan	10,389	13,866	100,000	84,000	4,324	2,419	26,620	9,386
Expenditure	**685,700**	**249,960**	**100,000**	**84,000**	**160,000**	**55,642**	**26,620**	**1,379,820**

APPENDIX "B"

Family Housing Program

PROGRAM DESCRIPTION:

This program provides subsidized housing to low and moderate income families who are unable to obtain adequate and affordable accommodation in the private market place. The units, with rents based on 25% of income, are situated in nine communities across the province. Another form of Family Housing is a rent supplement. Rent supplements utilize private market housing to provide accommodations making rents affordable via rent subsidies.

GOVERNANCE / ACCOUNTABILITY:

Under the PEI Housing Corporation, nine local Housing Authorities (community residents appointed by Executive Council) are responsible for day-to-day management of the projects which includes tenant selection, rent collection, and maintenance. The Department provides policy direction and overall management of family housing services. Health Authority staff in each region process applications and provide technical support to these Boards.

RESOURCES:

FISCAL YEAR	1998-99	1999-00	2000-01	2001-02	2002-03
HUMAN (FTE)*	10.7	10.7	10.7	9.85	9.85
FINANCIAL	$ 2,590,000	$ 2,640,000	$ 2,570,000	$ 2,665,300	$2,819,500

* *8.1 of the positions are with the Housing Authorities. The balance of the positions, Regional and Department, also work in part in Seniors Housing.*

PROGRAM PERFORMANCE:

Current and planned measures

- Number of units
- Number of new applications
- Number of placements
- Numbers of families on waiting lists
- Turnover rates

APPENDIX "B" (CONT'D)

SOME RESULTS:

Family Units

FISCAL YEAR	1998-99	1999-00	2000-01	2001-02	2002-03
Units	479	479	479	482*	482*
Placements	86	86	67	73	74
New Applications	319	325	290	328	340
Waiting List	850	734	944	547	713

* *This includes 18 rent supplements, 12 in Charlottetown and 6 in Summerside as well as 4 converted units in Crapaud.*

Family Housing Turnover Rate

FISCAL YEAR	1998-99	1999-00	2000-01	2001-02	2002-03
Units Available	18.6%	18.6%	14.6%	15.1%	15.3

Waiting Lists by Region

FISCAL YEAR	1998-99	1999-00	2000-01	2001-02	2002-03
West Prince	59	71	113	59	78
East Prince	167	167	167	80	99
Queens Region	503	390	550	322	461
Southern Kings	106	100	100	75	62
Eastern Kings	15	6	14	11	13
Total	850	734	944	547*	713

* *This number represents a review of waiting list applications.*

APPENDIX "B" (CONT'D)

Seniors Citizens Housing Program

PROGRAM DESCRIPTION:

Senior Citizens Housing projects are located in 38 communities across the province and provide apartment style, self-contained rental units to low and moderate income seniors who are unable to meet their housing needs independently. Another form of subsidized housing for seniors is a Garden Suite. These are one bedroom units placed on the property of a host family and when no longer required by the tenant are easily portable to another site. The rent for either form of seniors housing is 30% of income.

GOVERNANCE / ACCOUNTABILITY:

The Health Regions are responsible for the overall management of these properties. The Department is responsible for ensuring the fulfilment of federal-provincial agreements in the housing field and liaison with the federal government.

RESOURCES:

FISCAL YEAR	1998-99	1999-00	2000-01	2001-02	2002-03
HUMAN (FTE)*	13.5	13.5	13.5	13.5	13.5
FINANCIAL	$ 6,230,000	$ 6,430,000	$ 6,680,000	$ 6,571,900	$ 6,545,400

* *Some of these positions also work in part in Family Housing. These numbers do not include maintenance of Seniors Housing in East Prince Region as this work is done as part of the overall regional maintenance budget.*

PROGRAM PERFORMANCE:

Current and planned measures

- Number of units
- Number of placements
- Number of new applications
- Number of seniors on waiting lists

SOME RESULTS:

- Incrementally decrease in number of seniors accessing low income supplement programs
- Generally stable vacancy rates across the Island, except in two communities (Kinkora and New London) where chronically high vacancy rates have necessitated a housing needs assessment and options for use will be considered

APPENDIX "B" (CONT'D)

Seniors Housing

FISCAL YEAR	1998-99	1999-00	2000-01	2001-02	2002-03
Units*	1,176	1,176	1,176	1,148*	1,148*
Placements	195	172	193	221	173
New Applications	248	206	209	190	246
Waiting Lists	273	297	252	208	238

* *Portfolio comprised of 1,142 Senior Citizens Units and 6 Garden Suites. The change in 28 units is due to 4 units in Crapaud being turned over to regionally administered family housing and renovations (2 bedroom units, common rooms, etc.) across the Island.*